

**Minutes
Newton Planning Commission
October 22, 2002
Council Chambers
City Hall**

The regular meeting of the Newton Planning Commission was held at 7:30 p.m. on October 22, 2002 in the Council Chambers at City Hall.

Members

Present: Clinton Sigmon
Judy Ikerd
Kent Elliott
Tony Jarrett
Stan Winstead

Members

Absent: Brevard Arndt
Gary Corne

Staff

Present: Glenn Pattishall, Planning Director

Others:

Item 2: Approval of Minutes August 27, 2002 Meeting

Mr. Pattishall noted that neither the Chairman nor the Vice Chairman were present at this time and asked for consideration of the August 27, 2002 minutes. There being no corrections or additions, the minutes were approved as presented.

Item 3: Old Business. Discussion of Sidewalk Standards.

Mr. Pattishall stated that at a prior meeting, the Planning Commission had considered the need to revise the City Standards for sidewalks. **Mr. Pattishall** passed out several resources concerning cross sections for sidewalks and also stated that there were several issues that needed to be dealt with related to sidewalks. Policies and Needs were the two topics. Policies had to do with one or both sides, how wide the sidewalks would be, would the City participate in the costs, would the sidewalks be installed pre or post development, would it require Subdivision Review Board approval or be written into Ordinances as a requirement, would there be any post construction responsibility, planning strip widths and content or even having them and density bonuses to developers as incentives. With regard to Need it was suggested that the Staff conduct a sidewalk location inventory that would consist of widths, conditions and characteristics, also with map proximity to sidewalks, departments, neighborhoods, public facilities, shopping, churches, and transit sites. He said that the City would also need a street classification system in order to determine sidewalk policies that would apply in different areas. He further went over standards in terms of widths and depth of the planting strips, street trees, utility locations, and standard cross sections by street type. He mentioned that there would be a need for some plan for connectivity and some ability to accommodate the signage and utilities in the standards. It was a consensus of the Planning Commission that these would be the issues and policies that would be addressed in the recommendations of the Staff.

Item 4: New Business.

Mr. Pattishall stated that the Planning Commission had previously determined what the boundaries of the Small Area Plan specific plans would be, that the first area for consideration was the area to the east of the City that is affected by the Newton Conover Loop. **Mr. Pattishall** displayed several maps and reviewed them. He stated that in the next month he would be meeting with representatives of the Western Piedmont Council of Governments to discuss demographic information for the area as well as thoroughfare and transportation issues. He said that he would be talking with Scott Millar of the Economic Development Corp. about Economic Development issues, and that he would be interviewing Department Heads concerning their issues in the area. He said that he hoped to have a report at the November meeting on the results of the issues, accumulations, and further analysis of data and maps as the next step in the process.

Mr. Pattishall said that he had been approached by an individual about allowing or providing in the Ordinance for an Auction House in the Central Business District. He said that at the present time, the Ordinance does not address Auction Houses, but in the past there have been Auction Houses in the downtown. He questioned if the Planning Commission wanted to pursue this. After general discussion, it was the consensus that the Staff proceed to evaluate Text Amendment to the Zoning Ordinance for Auction Houses in the Central Business District.

Item 6: Reports

Mr. Pattishall reviewed the recent Board of Aldermen Action, reported on the recent meetings with the DNDA and Appearance Commission on improvements in the downtown areas, as well as with NC DOT officials. He reviewed the August and September Permit, Code Enforcement, and Planner's Reports.

Item 7: Adjournment

With no further business, the meeting was adjourned at 8:35 p.m.

Respectfully submitted,

Glenn J. Pattishall/AICP
Secretary

dwb